

## ORDINANCE C-27-10

### AN ORDINANCE APPROPRIATING NECESSARY PROPERTY INTERESTS TO CONSTRUCT IMPROVEMENTS TO THE I-71 / SR 665 INTERCHANGE AND DECLARING AN EMERGENCY

WHEREAS, the City of Grove City is preparing to construct improvements to the I-71 / SR 665 Interchange; and

WHEREAS, construction of the Project requires that the City obtain certain property interests from businesses and residents near and surrounding the interchange; and

WHEREAS, the City has attempted to negotiate the settlement of all of these property interests, but it has become apparent that the City will need to appropriate some of these property interests in order to advance the Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Council hereby authorizes the City to appropriate, for the purpose of public roadway construction, all of the property interests as described in the attached Exhibit "A", said property interests located in the County of Franklin, State of Ohio.

SECTION 2. Council hereby authorizes the City to deposit with the Franklin County Court of Common Pleas the City's appraised value for all of the property interests set forth in the attached Exhibit "A", for the use and benefit of the owners of the property, and upon such deposit the City shall take possession of and enter upon the property pursuant to law.

SECTION 3. Council finds that the appropriation is necessary for the stated purpose, that the City has been unable to agree with the owners set forth in Exhibit "A" as to appropriate compensation, and that the City intends to obtain immediate possession of the property.

SECTION 4. The Law Director is hereby authorized to file petitions for appropriation in the Franklin County Court of Common Pleas for the property interests set forth in the attached Exhibit "A", and, if necessary, to have a jury impaneled to assess the compensation to be paid for these property interests.

SECTION 5. This ordinance is hereby declared to be an emergency necessary for the immediate preservation of the public health, safety and welfare. The reason for such necessity is that the prompt improvement and advancement of the Project, to construct improvements to the I-71 / SR 665 interchange, is necessary to maintain the schedule for the Project to improve traffic circulation, relieve traffic congestion and improve safety for the citizens of the City of Grove City. Therefore, this ordinance shall go into immediate effect.

Passed: 04-19-10

Effective: 04-19-10


Attest:

I certify that this ordinance is correct as to form.

  
Ted A. Berry, President of Council

  
Richard L. Stage, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Stephen J. Smith, Director of Law

C-27-10  
**Exhibit A'**  
**Appropriation List- FRA-71-6.09**

C-27-10  
*Amended*

PROJECT PARCEL NUMBER	PARCEL DESIGNATION & GROSS TAKE AREAS	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	OFFER DATE	OFFER AMOUNT
2 WL, WD1, WD2, WD3, CH1, CH2, CH3, S1, S2, S3, SL1, SL2, T1, T2, T3	2WL- 0.478 acre 2WD1- 0.057 acre 2WD2 - 0.205 acre 2WD3- 1.793 acre 2 CH1- 0.558 acre 2CH2- 0.442 acre 2CH3- 0.039 acre 2S1- 0.043 acre 2S2- 0.042 acre 2S3- 0.283 acre 2SL1- 0.108 acre 2SL2- 0.062 acre 2T1- 0.011 acre 2T2- 0.025 acre 2T3- 0.032 acre	<b>Solid Waste Authority of Central Ohio</b> 4239 London-Groveport Road Grove City, Ohio 43123	London-Groveport Road Grove City, Ohio	3/1/10	\$201,187
4 WL1, WL2, SL	4WL1- 0.929 acre 4WL2- 0.123 acre 4SL- 0.278 acre	<b>Solid Waste Authority of Central Ohio</b> 4239 London-Groveport Road Grove City, Ohio 43123	London-Groveport Road Grove City, Ohio	3/1/10	\$56,566
5 WL, S, T	5WL- 0.262 acre 5S- 0.096 acre 5T- 0.141 acre	<b>J. Steven Evans</b> 5108 Edgeview Road Columbus, Ohio 43107	3388 London-Groveport Road Grove City, Ohio	2/17/10	\$124,028
6 WL	6WL- 0.643 acre	<b>Edgar J. Millard and Charlene M. Millard</b> 1077 Sycamore Street Harrisburg, Ohio 43126	3385 London-Groveport Road Grove City, Ohio	2/3/10	\$415,720
7 WL, SL, T	7WL- 0.876 acre 7SL- 0.016 acre 7T- 0.056 acre	<b>David M. Masters, trustee and Barbara A. Masters, trustee, trustees of the David M. Masters Trust</b> <b>Barbara A. Masters, trustee and David M. Masters, trustee, trustees of the Barbara A. Masters Trust</b> 6059 Winnebago Street Grove City, Ohio 43123	3060 London-Groveport Road Grove City, Ohio	2/26/10	\$1,193,072
8 WL, SL, T	8WL- 0.104 acre 8SL- 0.035 acre 8T- 0.257 acre	<b>Tim Donut U.S. Limited, Inc.</b> c/o Katz, Teller, Brant & Hild A Legal Professional Association 255 East Fifth Street, Suite 2400 Cincinnati, Ohio 45202-4787 (Owner's Attorney)	3065 London-Groveport Road Grove City, Ohio	2/26/10	\$102,315

### Appropriation List- FRA-71-6.09

PROJECT PARCEL NUMBER	PARCEL DESIGNATION & GROSS TAKE AREAS	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	OFFER DATE	OFFER AMOUNT
9 WL1, WL2, SL1, SL2, S	9WL1- 4.328 acres 9WL2- 0.495 acre 9SL1-0.045 acre 9SL2- 0.089 acre 9S-0.133 acre	Ironwood Properties II, Ltd., an Ohio Limited Partnership, nka Ironwood Properties II, LLC, an Ohio Limited Liability Company 5747 Perimeter Drive Suite 130, Dublin, Ohio 43017 Attn: Tim Kelton, Member	Meadow Pond Court Grove City, Ohio	2/3/10	\$283,898
10 WL, SL, T	10WL- 0.112 acre 10SL- 0.023 acre 10T- 0.028 acre	Convest IV, LLC c/o U.S. Realty Advisors, LLC 1370 Avenue of the Americas New York, New York 10019 (Owner's Attorney)	3043 London-Groveport Road Grove City, Ohio	3/1/10	\$81,476
12 WL, SL	12WL- 0.218 acre 12SL- 0.064 acre	Services Development Corporation, nka FedEx Ground Package System, Inc., a Delaware Corporation c/o Fed-Ex Ground Services 1000 FedEx Drive Moon Township, PA 15108 Attn: Scot Jennings, Real Estate Project Specialist	London-Groveport Road Grove City, Ohio	2/19/10	\$107,510
19 WL	19WL- 0.258 acre	FR Investment Properties, LLC c/o Barack Ferrazzano Kirschbaum & Nagelberg LLP W. Madison Street, Suite 3900 Chicago, Illinois 60606 (Owner's Attorney)	North Meadows Drive Grove City, Ohio	1/20/10	\$11,610
20 WL, WD	20 WL- 0.235 acre 20WD-0.866 acre	The Estate of Erma L. McQuay aka Erma M. McQuay c/o Donald S. McQuay 7810 Haenszel Road Grove City, Ohio 43123	London-Groveport Road Grove City, Ohio	3/1/10	\$300
24 WL, CH, S	24 WL-0.265 acre 24CH- 0.070 acre 24S- 0.122 acre	SWACO (Solid Waste Authority of Central Ohio) 4239 London-Groveport Road Grove City, Ohio 43123	3406 London-Groveport Road Grove City, Ohio	3/1/10	\$12,826